

**City of Eau Claire  
Plan Commission Minutes  
City Hall, Council Chambers  
July 20, 2015 7:00 p.m.**

Members Present: Messrs. Radabaugh, Seymour, Larsen, Pederson, Granlund, Brenholt  
Ms. Mitchell

Staff Present: Messrs. Tufte, Petrie, Genskow

The meeting was chaired by Mr. Radabaugh.

1. **CONDITIONAL USE PERMIT (CZ-1511) – Garage, 3618 Southwind Drive**

Mr. Tufte presented a request to allow an addition to an attached garage in excess of accessory use standards at 3618 Southwind Drive. The proposed addition will be 24' x 36' in size (864 square feet). The existing garage is currently 864 square feet. The use of the garage will be for storage of autos and lawn equipment. The reason for the conditional use is because the combination of the two will be 1,728 square feet, which is over the 1,000 square feet for an accessory garage.

Applicant, Wade Walton, 3618 Southwind Drive was in attendance to address the request.

Ms. Mitchell moved to approve the conditional use permit. Mr. Brenholt seconded and the motion carried.

2. **FINAL PLAT (P-7-03 Amd #8) – Thistledown Plat, Town of Washington**

Mr. Tufte presented a request to approve an amendment to the final plat of Thistledown subdivision in the Town of Washington located north of CTH "H" and east of Hwy 93. The request is to change the building pad for Lot 15 because the plat shows the lot having two building pads. The reason for this request is to provide a larger pad for the proposed home to fit on the lot.

Previously, the Plan Commission has decided to maintain two building pads for these resubdividable lots. However, this lot has a much smaller buildable area due to the steep slopes.

Daniel Knowlton with Kramer Land Design Studio, representing on behalf of the applicant, was in attendance to address the request.

Mr. Larsen moved to approve the final plat amendment. Mr. Granlund seconded and the motion carried.

3. **SITE PLAN (SP-1530) – Hardee's restaurant, northwest corner of Hwy. 93 & Golf Road**

Mr. Tufte presented a request to approve a site plan for Hardee's restaurant at the northwest corner of Hwy. 93 & Golf Road. The site plan shows a 3,391 square foot building with drive-up. The site access is existing easement with the convenience store to the west. The traffic analysis was modified to no longer recommend a traffic impact analysis for this location.

Ms. Mitchell asked about the easement and shared driveway from Golf Road. Mr. Tufte stated that the Plan Commission, at the time when the convenience store was developed, approved the shared access and to line the driveways up with the RCU bank across the street and to have only one driveway for both tracts of land.

Ms. Mitchell asked about the conservative estimate in comparison to local data in regards to the trip generations and why the City did not require a Traffic Impact Analysis (TIA). Mr. Genskow stated that staff had a meeting with the applicant about the TIA requirements. Staff felt that the count data and history of Hardee's restaurant in the area that the city should not require one. In addition, they don't have any options to change the driveway location and access unless they re-construct the entire intersection.

Mr. Pederson asked does the access easement only go back to the north approximately 60 feet. Mr. Tufte stated that it does and was placed on this tract along with the convenience store tract when it was developed.

Dan Knowlton with Kramer Land Design Studio, spoke on behalf of the applicant and stated that this property could not get an easement farther to the north because of the car wash and that is where delivery vehicles park.

Commissioners had concerns and a discussion about the traffic movement within the site and access to the property.

Mr. Seymour moved to approve the site plan with the staff report recommendations. Mr. Granlund seconded and the motion carried (5/2 with Mitchell and Pederson voted against).

4. **SITE PLAN (SP-1531) – Menard's Hanger, Chippewa Valley Regional Airport**

Mr. Tufte presented a request to approve a site plan for Menard's Hanger at the Chippewa Valley Regional Airport. The addition will be approximately 110' x 82' to the southeast of the existing hanger. The addition will be approximately 32' setback from Starr Avenue. Currently, there are no required setbacks for property within the P-Public zoning. The setbacks shall be consistent with basic planning and zoning principals.

Mr. Pederson asked since the zoning of the property is P-Public, is the hanger owned by Menard's also?

Applicant, Dennis Behrens with Menards Corporation, along with Dan Knowlton of Kramer Land Design Studio were present. Mr. Behrens stated that the property is owned by the airport and leased to Menard's.

Mr. Pederson moved to approve the site plan subject to the conditions of the staff report. Mr. Granlund seconded. Motion Carried.

5. **DISCUSSION/DIRECTION**

A. Rooming Houses

Mr. Tufte presented a request by the Plan Commission for two examples of rooming houses. First example was a sorority house on Niagara Street and second example was on Chippewa Street that the commission has seen three times this year. Both examples would have been denied to build a rooming house if they were required by code to add 1,000 square feet of lot area for each bedroom (occupancy) over four. With this approach, the Zoning Code would need to be amended to add the lot area requirements for rooming houses.

Another approach discussed was to require a conditional use permit/review by the Plan Commission for rooming houses. With this approach, the Zoning Code would need to be amended to list a rooming house as a conditional use instead of a permitted use in the three multi-family zoning districts.

Commissioners had questions and a discussion about the options. Staff will rewrite the code and present an example of this at the next meeting.

B. Comprehensive Plan Update

Mr. Tufte stated in the Plan Commission packet is the notes and comments from the June 30<sup>th</sup> Community Forum. Some information was added on poverty to the plan, while some was eliminated like the policy statement on inspection at point of sale. The plan did leave the language about rental inspections to be considered.

At the next meeting, staff will have the Implementation Chapter ready for review. The Comprehensive Plan will be ready for public hearing on the September 14<sup>th</sup> Plan Commission meeting and forward to City Council on September 21<sup>st</sup>.

C. Code Compliance Items

Ms. Mitchell asked about setbacks within a P-Public district. Mr. Tufte stated that staff has proposed twice to amend the ordinance to have setback requirements within the P-Public district and both times were voted down.

D. Future Agenda Items


None.

E. Additions or Corrections to Minutes

None.

8. **MINUTES**

The minutes of the meeting of July 6, 2015 were approved.

  
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Jamie Radabaugh, Secretary